

An Amendment to the Allendale Township Subdivision Ordinance to Require That Plats Be Located on a Paved Street

As recommended by the Allendale Charter Township Planning Commission

ALLENDALE CHARTER TOWNSHIP COUNTY OF OTTAWA, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Allendale, Ottawa County, Michigan, held in the Allendale Township Hall, 6676 Lake Michigan Drive within the Township, on the ___ day of _____, 2015 at 7:30 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following ordinance was offered by Member _____ and supported
by Member _____.

ORDINANCE NO. 1997-4 Amended 2003-2
ALLENDALE CHARTER TOWNSHIP 2015-6

AN AMENDMENT TO THE SUBDIVISION ORDINANCE.

THE PEOPLE OF ALLENDALE CHARTER TOWNSHIP DO ORDAIN:

Existing Language

There is no existing requirement that plats be located on land that fronts on a paved street

Proposed Language

Add Section 4.1.2 as follows:

2. Location Requirement.

a. The land for which a subdivision is proposed under this Ordinance shall have frontage on and abut a paved public street for the entire width of the parcel being proposed for the subdivision. If such land is a corner lot each public street abutting the land must be paved as noted herein.

b. If the land does not have such paved public street frontage the developer of the subdivision may make such improvements as are necessary to comply with Section 4.1.2.2.a above to provide the required paved street frontage subject to the approval of the Township Board and Ottawa County Road Commission. If a parcel has frontage on only one public street such improvements shall be extended from an existing paved public street to the farthest lot line of the parcel containing the proposed subdivision.

If the parcel is a corner lot only one of the street frontages must be paved as extended from an existing paved public street to the farthest lot line of the parcel containing the proposed subdivision. This street shall be considered the primary street frontage for the subdivision.

In order to comply with the requirement of Section 4.1.2.2.a above the remaining street frontage (the secondary street frontage) for the subdivision must be paved at such time that an entrance to the subdivision is provided onto the secondary street frontage. This paving shall be extended from the paved primary street frontage to the subdivision entrance on the secondary street.

SECTION 2 EFFECTIVE DATE. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: Members:

NAYS: Members:

ORDINANCE DECLARED ADOPTED.

Jerry Alkema
Township Supervisor

Laurie Richards
Township Clerk

CERTIFICATE

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of the ordinance adopted by the Township Board at a regular meeting of the Township Board held on the _____ day of _____, 2015. I further certify that public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1967, as amended and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Laurie Richards
Township Clerk